

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 14, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-33957 - APPLICANT: MAMMOTH UNDERGROUND, LLC
- OWNER: LONGLEY CONSTRUCTION CO., INC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-26606), if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time for an approved Variance (VAR-26606) to allow a 10-foot high perimeter fence where eight feet is the maximum height allowed on 2.59 acres at 419, 421 and 507 West Bonanza Road. The proposed extension to the existing wall has not been built at this time, and the applicant has requested additional time to facilitate permitting and construction of the wall extension. Staff has no objection to this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/13/08	The Planning Commission approved a request for a Variance (VAR-26606) to allow a 10-foot high perimeter fence where eight feet is the maximum height allowed on 2.59 acres at 419, 421 and 507 West Bonanza Road. Staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
07/26/83	A business license (#C11-00693) was issued for general contracting at 421 West Bonanza Road. The license is currently active.
10/04/02	A business license (#C11-07346) was issued for general engineering at 421 West Bonanza Road. The license was marked out of business on 10/08/08.
12/17/03	A fire permit (#03026624) was issued for an above ground fuel tank at 421 West Bonanza Road. The permit expired 09/04/04 without receiving final approval.
03/22/06	A business license (#C11-07998) was issued for a contractor at 421 West Bonanza Road. The license is currently active.
05/14/08	A business license (#C11-00306) was issued for construction at 421 West Bonanza Road. The license is currently active.
06/19/08	A business license (#R01-01041) was issued for nitrogen equipment services at 421 West Bonanza Road. The license is currently active.
02/03/09	A business license (#C11-05099) was issued for contracting at 421 West Bonanza Road. The license is currently active.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for an Extension of Time request.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

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<i>Field Check</i>	
04/09/09	<p>Staff conducted a field check of the subject site with the following observations:</p> <ul style="list-style-type: none"> The site contained an existing block wall topped with barbed wire along the north and west perimeters of the property. Several plastic bags were observed trapped in the barbed wire topping the existing block wall. The case was forwarded to Code Enforcement for further action. Several weeds noted within the landscape planter fronting Bonanza Road. The case was forwarded to Code Enforcement for further action. The building appeared to be clean and well-maintained while the on-site landscape appeared to be in excess of the requirements for the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.59

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Contractor's Plant, Shop & Storage Yard	LI/R (Light Industry / Research)	M (Industrial)
North	Rescue Mission	LI/R (Light Industry / Research)	M (Industrial) and C-2 (General Commercial)
South	Union Pacific Railway	LI/R (Light Industry / Research)	M (Industrial)
East	Contractor's Plant, Shop & Storage Yard	LI/R (Light Industry / Research)	M (Industrial)
West	Contractor's Plant, Shop & Storage Yard	LI/R (Light Industry / Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown North Land Use Plan	X		Y
A-O Airport Overlay District (175 Feet)	X		Y
Downtown Redevelopment Area	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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ANALYSIS

This is the first request for an Extension of Time for the subject Variance (VAR-26606), which was approved by the Planning Commission on 03/13/08. The original request was to permit a three-foot steel tubing extension above and adjacent to an existing block wall measuring between four and seven feet in height. The proposed extension was requested to deter property damage and theft. The applicant has completed the engineering and design of the proposed extension, and has requested additional time in order to facilitate the permitting, construction and installation of the extension to the existing wall.

FINDINGS

The subject site remains in a similar condition as to the original approval. There have been no notable changes to the surrounding land uses since the Variance was originally approved. Approval of this request will allow the applicant additional time to construct the proposed extension to the existing wall. Staff has no objection to this request for an Extension of Time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0